

**PB# 90-35**

**JOHN GARVEY**

**55-1-84**

GARVEY, JOHN - LOT LINE CHANGE #90-35  
TWIN ARCH ROAD (YANOSH)

Approved 9/28/90

# General Receipt

11505

**TOWN OF NEW WINDSOR**

555 Union Avenue  
New Windsor, N. Y. 12550

July 17 1990

Received of Gregory Butler \$ 25.00

Twenty-five and 00/100 DOLLARS

For Planning Board App. Fee # 90-35

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CP# 1787</u>		<u>25.00</u>

By Pauline H. Townsend

Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

# General Receipt

11652

**TOWN OF NEW WINDSOR**

555 Union Avenue  
New Windsor, N. Y. 12550

October 1 1990

Received of John & Cileen J. Garvey \$ 186.50

One Hundred Eighty-Six and 50/100 DOLLARS

For Planning Board Engineering Fee - 90-35

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CP# 104</u>		<u>186.50</u>

By Pauline H. Townsend

Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

FUND	CODE	AMOUNT
CD# 1787		25.00

Williamson Law Book Co., Rochester, N. Y. 14609

By Pauline H. Townsend  
Town Clerk  
 Title

## General Receipt

11652

**TOWN OF NEW WINDSOR**  
 555 Union Avenue  
 New Windsor, N. Y. 12550

October 1 19 90

Received of John & Ellen J. Garvey \$ 186.50  
One hundred Eighty-six and 50/100 DOLLARS  
 For Planning Board Engineering Fee - 90-35

### DISTRIBUTION

FUND	CODE	AMOUNT
CD# 104		186.50

Williamson Law Book Co., Rochester, N. Y. 14609

By Pauline H. Townsend  
Town Clerk  
 Title

Eng. \$186.50

Map Number 1007 <sup>10061</sup>

Section 55 Block 1 Lot 84

City [ ]

Town [ X ]

Village [ ] NEW WINDSOR

Title: LOT LINE ADJUSTMENT FOR JOHN J. GARVEY & EDITH I. & ANTHONY

CONGELOSI

Dated: JULY 6, 1990 Filed OCTOBER 24, 1990

Approved by DANIEL C. MC CARVILLE

on SEPT. 28, 1990

Record Owner JOHN J. GARVEY

**MARION S. MURPHY**  
Orange County Clerk

(1 SHEET)

Map Number 632-03  
Section 55 Block 1 Lot 84 + 131.1 City 1 Town 1 Village 1 New Windsor  
Title: Rick-hyann Enterprises Inc. +  
Garney, John J. and Eileen J. Garney.  
Dated: 9-26-03 Rev. Filed 12-3-03  
Approved by James Petro Jr.  
on 11-25-03  
Record Owner John J. + Eileen J. Garney  
Rick-hyann Enterprises Inc. DONNA L. BENSON  
Orange County Clerk  
(28 sheets)

Total \$ 20 — (4) lat line chg

90-35

FILE NUMBER 20030153702  
12/03/2003 11:32:36  
ADUK W2003 PAGE 0632  
RECORDED/FILED ORANGE COUNTY

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/01/90

PAGE: 1

LISTING OF PLANNING BOARD FEES  
Other engineering

FOR PROJECT NUMBER: 90-35

NAME: GARVEY, JOHN (LOT LINE CHANGE)

APPLICANT: GARVEY, JOHN (A & E CONGELOSI)

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
09/28/90	ENG. FEE - L.L. CHG	CHG	186.50		
10/01/90	ENG. FEE - L.L. CHG	PAID		186.50	
			-----	-----	-----
		TOTAL:	186.50	186.50	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/01/90

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 90-35

NAME: GARVEY, JOHN (LOT LINE CHANGE)  
APPLICANT: GARVEY, JOHN (A & E CONGELOSI)

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	07/17/90	MUNICIPAL HIGHWAY	/ /	
ORIG	07/17/90	MUNICIPAL WATER	07/20/90	APPROVED
ORIG	07/17/90	MUNICIPAL SEWER	09/04/90	APPROVED
ORIG	07/17/90	MUNICIPAL SANITARY	07/19/90	APPROVED
ORIG	07/17/90	MUNICIPAL FIRE	07/19/90	APPROVED
ORIG	07/17/90	PLANNING BOARD ENGINEER	/ /	
REV2	08/14/90	P.B. ENGINEER	09/28/90	APPROVED
		. CHECKED BY ENGINEER - READY FOR APPROVAL STAMP		



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/01/90

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 90-35

NAME: GARVEY, JOHN (LOT LINE CHANGE)

APPLICANT: GARVEY, JOHN (A & E CONGELOSI)

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
09/28/90	CONDITIONS MET	STAMPED APPROVED
08/08/90	P.B. APPEARANCE	L.A./NEG.DEC.
08/08/90	P.B. APPEARANCE CON'T	APPROVED SUBJECT TO
07/17/90	WORK SESSION APPEARANCE	OPEN FILE

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/08/90

PAGE: 1

LISTING OF PLANNING BOARD FEES  
MUNICIPAL CHARGES

FOR PROJECT NUMBER: 90-35

NAME: GARVEY, JOHN (LOT LINE CHANGE)  
APPLICANT: GARVEY, JOHN (A & E CONGELOSI)

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
07/17/90	APPLICATION FEE	CHG	25.00		
07/17/90	APPLICATION FEE	PAID		25.00	
		TOTAL:	25.00	25.00	0.00

90-35



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
PORT JERVIS (914) 856-5600

RICHARD D. MCGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

Licensed in New York,  
New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

TOWN OF New Windsor P/B #        -         
WORK SESSION DATE: 19 June 1990 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: YES. REQUIRED: Yes Full  
PROJECT NAME: Jack Garvey, 612, Butler 4/2  
PROJECT STATUS: NEW        OLD        Garvey  
REPRESENTATIVE PRESENT:        Conselos:  
TOWN REPS PRESENT: BLDG INSP. X  
FIRE INSP. X  
ENGINEER X  
PLANNER         
P/B CHMN.         
OTHER (Specify)        4/2

**ITEMS TO BE ADDRESSED ON RESUBMITTAL:**

o/c P/O  
Part 1 Twin arch side - getting a full frontage  
widen road.  
Part 2 easement across Conselos:  
+ to access same / give up developing rights -  
Application 2 name - ✓ then joined up  
another parcel.  
ck Conselos; compliance - DEEP  
Bulk Table  
add tax maps.



**McGOEY, HAUSER and EDSALL**  
CONSULTING ENGINEERS P.C.

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WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

Licensed in New York,  
New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION**  
**RECORD OF APPEARANCE**

TOWN OF New Windsor P/B #       

WORK SESSION DATE: 17 July 1990 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: No. REQUIRED: App-

PROJECT NAME: Josh Carvey

PROJECT STATUS: NEW        OLD       

REPRESENTATIVE PRESENT:       

TOWN REPS PRESENT: BLDG INSP. X  
FIRE INSP. Rich  
ENGINEER X  
PLANNER         
P/B CHMN.         
OTHER (Specify)       

**ITEMS TO BE ADDRESSED ON RESUBMITTAL:**

- Krieger - decide if 2 pieces combined meet Lot Area
- they are to get ahead of And, in advance
- later → • land B alone, consider part of land A  
can't be sold separately to subsequent off' of P's
- later → • bulk table
- Next avail agenda

## ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE

**THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE**

TYPE BLACK INK ONLY

JOHN J. GARVEY &  
EILEEN J. GARVEY

TO

TOWN OF NEW WINDSOR

SECTION 55 BLOCK 1 LOT 84/90

RECORD AND RETURN TO:

(Name and Address)

Bernard D. Brady, ESQ  
152 MAIN STREET, PO BOX 12  
GOSHEN, N.Y. 10924THIS SHEET TO THE FIRST PAGE OF EACH  
ED INSTRUMENT ONLY.

WRITE BELOW THIS LINE

OL NO. 59352 DATE 8-29-90 AFFIDAVIT FILED 19MENT TYPE: DEED ☒ MORTGAGE ☐ SATISFACTION ☐ ASSIGNMENT ☐ OTHER ☐

Blooming Grove

Chester

Cornwall

Crawford

Deerpark

Goshen

Greenville

Hamptonburgh

Highlands

Minisink

Monroe

Montgomery

Mount Hope

Newburgh (T)

New Windsor

Tuxedo

Wallkill

Warwick

Wawayanda

Woodbury

Middletown

Newburgh

Port Jervis

Told

SERIAL NO. \_\_\_\_\_

Mortgage Amount \$ \_\_\_\_\_

Exempt Yes \_\_\_\_\_ No \_\_\_\_\_

3-6 Cooking Units Yes \_\_\_\_\_ No \_\_\_\_\_

Received Tax on above Mortgage

Basic \$ \_\_\_\_\_

MTA \$ \_\_\_\_\_

Spec. Add. \$ \_\_\_\_\_

TOTAL \$ \_\_\_\_\_

MARION S. MURPHY  
Orange County Clerk

by: \_\_\_\_\_

ORANGE COUNTY CLERK'S OFFICE S.S.

Recorded on SEP 20 1990at 4:01 O'Clock P M.in Liber/Film 3349 Deadat page 104 and examined.Marion S. Murphy  
County ClerkCHECK ☒ CASH ☐ CHARGE ☐

MORTGAGE TAX \$ \_\_\_\_\_

TRANSFER TAX EXEMPTRECORD. FEE \$ 5REPORT FORMS \$ 5

CERT. COPIES \$ \_\_\_\_\_

Bill Ober

RECEIVED

\$ EXEMPT  
REAL ESTATE  
SEP 20 1990  
TRANSFER TAX  
ORANGE COUNTY

040

ORG 09/20/90 04:01:57 35635 16.00

\*\*\*\*\* EDUCATION FUND: 5.00 \*\*\*\*\*

DEED CONTROL NO: 59352 .00 \*

\*\*\*\*\* SERIAL NUMBER: 001300 \*\*\*\*\*

2 14 10/11/90 04:01:57 35635

14:01:57 35635

14:01:57 35635

PF 31 (1/88) Standard N.Y.S.T.U. Form 8001—Bargain and Sale Deed without Covenant against Grantors' Acts Individual or Corporation (Single Sheet)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 29th day of August, nineteen hundred and ninety

BETWEEN JOHN J. GARVEY and EILEEN J. GARVEY, his wife  
residing at RD 1, Box 156, Monroe, New York 10950

party of the first part, and Town of New Windsor, 555 UNION AVE, NEW WINDSOR, N.Y.

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party for the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of New Windsor, County of Orange, State of New York, being more accurately bounded and described as follows:

BEGINNING at an iron pipe in the Easterly line of Twin Arch Road, said pipe being the Southerly most corner of lands N/F Garvey, Liber 3275 Page 110 and Liber 3296 Page 310, and runs thence along said lands N/F Garvey and along said Twin Arch Road, North  $37^{\circ}-45'-13''$  West 100.00'; thence through said lands N/F Garvey the following two (2) courses and distances:

1. South  $71^{\circ}-13'-19''$  East 23.86';
2. along a curve to the right with a radius of 70.90' and a length of 87.19';

thence South  $61^{\circ}-07'-07''$  West 10.80' to the point or place of beginning and containing 0.04 acres of land more or less.

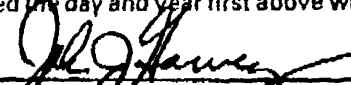
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

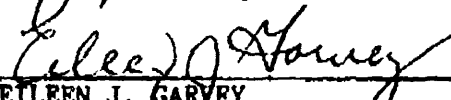
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

  
JOHN J. GARVEY

  
EILEEN J. GARVEY

LIBER 3349 PAGE 105



NEW YORK, COUNTY OF Orange ss:

7<sup>th</sup> day of August 19 90, before me  
came John J. Garvey

to be the individual described in and who  
he foregoing instrument, and acknowledged  
executed the same.

BERNARD D. BRADY  
Notary Public, State of New York  
No. 4724023  
Qualified in Orange County  
Commission Expires September 30, 1990

NEW YORK, COUNTY OF ss:

day of 19 , before me  
came  
, who, being by me duly sworn, did depose and  
he resides at No.

the  
the corporation described  
h executed the foregoing instrument; that he  
al of said corporation; that the seal affixed to said  
is such corporate seal; that it was so affixed by  
board of directors of said corporation, and  
gued h name thereto by like order.

STATE OF NEW YORK, COUNTY OF Orange ss:

On the 29<sup>th</sup> day of August 19 90, before me  
personally came Eileen J. Garvey

to me known to be the individual described in and who  
executed the foregoing instrument, and acknowledged  
that she executed the same.

BERNARD D. BRADY  
Notary Public, State of New York  
No. 4724023  
Qualified in Orange County  
Commission Expires September 30, 1990

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19 , before me  
personally came  
the subscribing witness to the foregoing instrument, with  
whom I am personally acquainted, who, being by me duly  
sworn, did depose and say that he resides at No.

; that he knows  
to be the individual  
described in and who executed the foregoing instrument;  
that he, said subscribing witness, was present and saw

execute the same; and that he, said witness,  
at the same time subscribed h name as witness thereto.

**In and Sale deed**  
**Covenant Against Grantor's Acts**

Part Of 640  
SECTION 55  
BLOCK 1  
LOT 84

COUNTY OR TOWN Town of New Windsor

County of Orange  
Recorded At Request of

~~AT~~ TITLE USA Insurance Corporation  
of New York

RETURN BY MAIL TO:

BERNARD D. BRADY, ESQ.  
152 Main Street  
P.O. Box 12  
Goshen, NY 10924

Zip No.

Standard Form of New York  
Board of Title Underwriters  
Distributed by

ATLANTA Insurance Corporation  
of New York

## ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE

**THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE**

TYPE: BLACK INK ONLY

JOHN J. GARVEY

EILEEN J. GARVEY

TO

JOHN J. GARVEY

EILEEN J. GARVEY

SECTION 55 BLOCK 1 LOT 84RECORD AND RETURN TO:  
(Name and Address)BERNARD D. BRADY, ESQ  
15 B. MAIN STREET, PO BOX 12  
GOSHEN, N.Y. 10924THIS SHEET TO THE FIRST PAGE OF EACH  
ED INSTRUMENT ONLY.

WRITE BELOW THIS LINE

ROL NO. 59351 DATE 8-29-90 AFFIDAVIT FILED 19INSTRUMENT TYPE: DEED ☒ MORTGAGE ☐ SATISFACTION ☐ ASSIGNMENT ☐ OTHER ☐

Blooming Grove ☐  
 Chester ☐  
 Cornwall ☐  
 Crawford ☐  
 Deerpark ☐  
 Goshen ☐  
 Greenville ☐  
 Hamptonburgh ☐  
 Highlands ☐  
 Minisink ☐  
 Monroe ☐  
 Montgomery ☐  
 Mount Hope ☐  
 Newburgh (T) ☐  
 New Windsor ☒  
 Tuxedo ☐  
 Wallkill ☐  
 Warwick ☐  
 Wawayanda ☐  
 Woodbury ☐  
 Middletown ☐  
 Newburgh ☐  
 Port Jervis ☐  
 Hold ☐

SERIAL NO. \_\_\_\_\_

Mortgage Amount \$ \_\_\_\_\_

Exempt Yes ☐ No ☐3-B Cooking Units Yes ☐ No ☐

Received Tax on above Mortgage

Basic \$ \_\_\_\_\_

MTA \$ \_\_\_\_\_

Spec. Add. \$ \_\_\_\_\_

TOTAL \$ \_\_\_\_\_

MARION S. MURPHY  
Orange County Clerk

by: \_\_\_\_\_

ORANGE COUNTY CLERK'S OFFICE S.S.

Recorded on SEP 20 1990at 4:01 O'Clock P M.in Liber/Film 3349at page 109 and examinedMarion S. Murphy

County Clerk

CHECK ☒ CASH ☐ CHARGE ☐

MORTGAGE TAX \$ \_\_\_\_\_

TRANSFER TAX \$ EXEMPTRECORD. FEE \$ 14.50REPORT FORMS \$ 5

CERT. COPIES \$ \_\_\_\_\_

Mill

RECEIVED

\$ EXEMPT  
 REAL ESTATE  
 SEP 20 1990  
 TRANSFER TAX  
 ORANGE COUNTY

LIBER 3349 PAGE 100

ORG 09/20/90 04:01:56 35635 19.00  
\*\*\*\*\* EDUCATION FUND: 5.00 \*\*\*\*\*  
DEED CONTROL NO: 59351 .00 \*  
\*\*\*\*\* SERIAL NUMBER: 001299 \*\*\*\*\*

Form 314 Standard N.Y.S.T.U. Form 8002-Bargain and Sale Deed with Blanket against Grantor's Acts - (one signed or Corporation) (single sheet)  
005-3100-008

**CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.**

**THIS INDENTURE**, made the *27th* day of August, nineteen hundred and ninety

**BETWEEN**

JOHN J. GARVEY and EILEEN J. GARVEY, His Wife  
residing at RD 1, Box 156, Monroe, New York 10950

party of the first part, and

JOHN J. GARVEY and EILEEN J. GARVEY, His Wife  
residing at RD 1, Box 156, Monroe, New York 10950

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

**\*\* SEE ATTACHED SCHEDULE "A" \*\***

TOGETHER with all right, title and interest, if any, of the party of the first part of, in and to any streets and roads abutting the above-described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

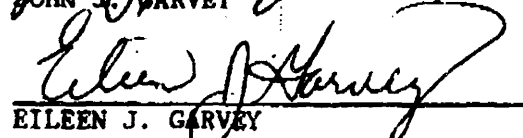
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

**IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

LIDER 3349 PAGE 101

  
JOHN J. GARVEY

  
EILEEN J. GARVEY

OF NEW YORK, COUNTY OF Orange

ss:

STATE OF NEW YORK, COUNTY OF Orange

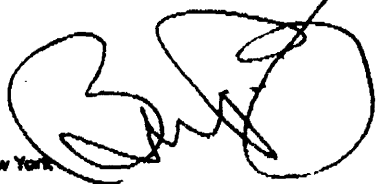
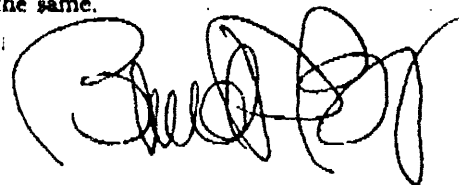
ss:

29<sup>th</sup> day of August 19 90, before me  
 ally came John J. Garvey

On the 29<sup>th</sup> day of August 19 90, before me  
 personally came Eileen J. Garvey

known to be the individual described in and who  
 executed the foregoing instrument, and acknowledged that  
 he executed the same.

to me known to be the individual described in and who  
 executed the foregoing instrument, and acknowledged that  
 she executed the same.

BERNARD D. BRADY  
 Notary Public, State of New York  
 No. 4724023  
 Qualified in Orange County  
 Commission Expires September 30, 1990

BERNARD D. BRADY  
 Notary Public, State of New York  
 No. 4724023  
 Qualified in Orange County  
 Commission Expires September 30, 1990

OF NEW YORK, COUNTY OF

ss:

STATE OF NEW YORK, COUNTY OF

ss:

day of 19 , before me  
 ally came  
 known, who, being by me duly sworn, did depose and  
 he resides at No.

On the day of 19 , before me  
 personally came  
 the subscribing witness to the foregoing instrument, with  
 whom I am personally acquainted, who, being by me duly  
 sworn, did depose and say that he resides at No.

he is the

that he knows

, the corporation described  
 which executed the foregoing instrument; that he  
 the seal of said corporation; that the seal affixed  
 instrument is such corporate seal; that it was so  
 by order of the board of directors of said corpora-  
 tion and that he signed his name thereto by like order.

to be the individual  
 described in and who executed the foregoing instrument;  
 that he, said subscribing witness, was present and saw  
 execute the same; and that he, said witness,  
 at the same time subscribed his name as witness thereto.

# argain and Sale Deed

COVENANT AGAINST GRANTOR'S ACTS

SECTION 55

BLOCK 1

LOT 84

COUNTY OR TOWN Town of New Windsor,

County of Orange

RECORDED AT THE REQUEST OF

Lawyers Title Insurance Corporation

RETURN BY MAIL TO

GARVEY and EILEEN J. GARVEY, His Wife  
TO

GARVEY and EILEEN J. GARVEY, His Wife

STANDARD FORM OF

NEW YORK BOARD OF TITLE UNDERWRITERS

Distributed by

Lawyers Title Insurance Corporation

Home Office - Richmond, Virginia

THIRD AVE. AT 48th ST., NEW YORK, N.Y. 10017  
1-10 QUEENS BLVD., KEN GARDENS, N.Y. 11415

Bernard D. Brady, Esq.

152 Main ST., P.O. Box 12

Goshen, NY 10924 Zip No.



## SCHEDULE "A"

## PARCEL "A"

ALL that certain piece or parcel of land situate in the Town of New Windsor, County of Orange, State of New York, being more accurately bounded and described as follows:

BEGINNING at an iron pipe in the Easterly line of Twin Arch Road, said pipe being the Westerly most corner of lands N/F Fuchs, Liber 2192 Page 407 and runs thence along said Twin Arch Road the following three (3) courses and distances:

1. South 61 degrees-07'-07" West 35.17';
2. on a curve to the left with a radius of 70.90'; and a length of 87.19';
3. North 71 degrees-13'-19" West 23.86';

thence through lands N/F Congelosi, Liber 2057 Page 407, North 80 degrees-04'-12" East 63.37'; thence along said lands N/F Congelosi the following two (2) courses and distances:

1. North 00 degrees-45'-27" East 31.79';
2. South 73 degrees-00'-00" East 383.00' to an iron pipe;

thence along said lands N/F Fuchs the following two (2) courses and distances:

1. South 62 degrees-00'-00" West 118.70'; to an iron pipe;
2. North 73 degrees-00'-00" West 233.00' to the point or place of beginning and containing 0.67 acres of land more or less.

## PARCEL "B"

BEGINNING at a point along lands N/F Congelosi, Liber 2057 Page 407, said point being the Southerly most corner of lands N/F Martin, Liber 2220 Page 367 and runs thence along said lands N/F Martin and lands N/F Fuchs, Liber 2192 Page 407, North 77 degrees-20'-00" East 463.00'; thence along said lands N/F Fuchs the following two (2) courses and distances:

1. South 88 degrees-55'-00" East 150.00';
2. South 77 degrees-20'-00" West 546.11';

thence along said lands N/F Congelosi, North 73 degrees-00'-00" West 72.03' to the point or place of beginning and containing 0.41 acres of land more or less.

Together with an Easement for Ingress and Egress herein described as follows:

BEGINNING at a point in the Northerly line of lands N/F Congelosi, Liber 2057, Page 407, said point being the Southerly most corner of lands N/F Martin, Liber 2220, Page 367, said point also being the point of beginning of Parcel "B", and runs thence along the Southerly line of Parcel "B", South 73 degrees-00'-00" East 72.03'; thence through lands N/F Congelosi, Liber 2057 Page 407, South 17 degrees-00'-00" West 50.00'; thence along Lands N/F Garvey, Liber 3275, Page 110, and Liber 3296, Page 310, North 73 degrees -00'-00" West 72.03'; thence through the lands N/F Congelosi North 17 degrees-00'-00" East 50.00', to the point or place of beginning, and containing 0.08 Acres of land more or less.

Parcel "B" is a non-developable lot, and Parcels "A" and "B", are not to be subdivided or separated from each other without approval from the Town of New Windsor Planning Board.

# Daniel P. Yanosh

LICENSED LAND SURVEYOR

30-32 Industrial Drive

Middletown, N.Y. 10940

914-692-7676

## DESCRIPTION LANDS OF JOHN J. GARVEY

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWN OF NEW WINDSOR, COUNTY OF ORANGE, STATE OF NEW YORK, BEING MORE ACCURATELY BOUNDED AND DESCRIBED AS FOLLOWS

### PARCEL "A"

BEGINNING at an iron pipe in the Easterly line of Twin Arch Road, said pipe being the Westerly most corner of lands N/F Fuchs, Liber 2192 Page 407, and runs thence along said Twin Arch Road, the following two courses and distances:

1. South  $61^{\circ}-07'-07''$  West 45.97' to an iron pipe;
2. North  $37^{\circ}-45'-13''$  West 100.00';

thence along lands N/F Congelosi, Liber 2057 Page 407, the following three (3) courses and distances:

1. North  $80^{\circ}-04'-12''$  East 63.37';
2. North  $00^{\circ}-45'-27''$  East 31.79';
3. South  $73^{\circ}-00'-00''$  East 383.00' to an iron pipe;

thence along said lands N/F Fuchs, the following two (2) courses and distances :

1. South  $62^{\circ}-00'-00''$  West 118.70' to an iron pipe;
2. North  $73^{\circ}-00'-00''$  West 233.00' to the point or place of beginning and containing 0.67 acres of land more or less.

### PARCEL "B"

BEGINNING at a point along lands N/F Congelosi, Liber 2057 Page 407, said point being the Southerly most corner of lands N/F Martin, Liber 2220 Page 367 and runs thence along said lands N/F Martin and lands N/F Fuchs, Liber 2192 Page 407, North  $77^{\circ}-20'-00''$  East 463.00'; thence along said lands N/F Fuchs the following two (2) courses and distances:

# *Daniel P. Yanosh*

LICENSED LAND SURVEYOR

30-32 Industrial Drive

Middletown, N.Y. 10940

914-692-7676

1. South 88°-55'-00" East 150.00';
2. South 77°-20'-00" West 546.11';

thence along said lands N/F Congelosi, North 73°-00'-00" West 72.03' to the point or place of beginning and containing 0.41 acres of land more or less.

Together with an Easement for Ingress and Egress herein described as follows:

Beginning at a point in the Northerly line of Lands N/F Congelosi, Liber 2057, Page 407, said point being the Southerly most corner of Lands N/F Martin, Liber 2220, Page 367, said point also being the point of beginning of Parcel "B", and runs thence along the Southerly line of Parcel "B", South 73°-00'-00" East 72.03'; thence through Lands N/F Congelosi, Liber 2057, Page 407, South 17°-00'-00" West 50.00'; thence along Lands N/F Garvey, Liber 3275, Page 110, and Liber 3296, Page 310, North 73°-00'-00" West 72.03'; thence through the lands N/F Congelosi, North 17°-00'-00" East 50.00', to the point or place of beginning, and containing 0.08 Acres of Land more or less.

Parcel "B" is a non-developable lot, and Parcels "A" and "B", are not to Subdivided or separated from each other, without approval from the Town of New Windsor Planning Board.

Page 2 of 2

August 9, 1990

*Daniel P. Yanosh*

LICENSED LAND SURVEYOR

30-32 Industrial Drive

Middletown, N.Y. 10940

914-692-7676

DESCRIPTION  
AREA TO BE DEDICATED TO  
THE TOWN OF NEW WINDSOR

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWN OF NEW WINDSOR, COUNTY OF ORANGE, STATE OF NEW YORK, BEING MORE ACCURATELY BOUNDED AND DESCRIBED AS FOLLOWS

BEGINNING at an iron pipe in the Easterly line of Twin Arch Road, said pipe being the Southerly most corner of lands N/F Garvey, Liber 3275 Page 110 and Liber 3296 Page 310, and runs thence along said lands N/F Garvey and along said Twin Arch Road, North  $37^{\circ}-45'-13''$  West 100.00'; thence through said lands N/F Garvey the following two (2) courses and distances:

1. South  $71^{\circ}-13'-19''$  East 23.86';
2. along a curve to the right with a radius of 70.90' and a length of 87.19';

thence South  $61^{\circ}-07'-07''$  West 10.80' to the point or place of beginning and containing 0.04 acres of land more or less.

August 9, 1990

90 - 35

The maps and plans for the Site Approval \_\_\_\_\_ ✓  
Subdivision \_\_\_\_\_ as submitted by  
\_\_\_\_\_ for the building or subdivision of  
GARVEY, CANGELOSI \_\_\_\_\_ has been  
reviewed by me and is approved \_\_\_\_\_ ✓  
disapproved \_\_\_\_\_ .

CC: M.E.

STATE OF NEW YORK, COUNTY OF Orange

**SS:**

On the 4<sup>th</sup> day of August 19 90, before me personally came John J. Garvey

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

**BERNARD D. BRADY**  
Notary Public, State of New York  
No. 4724023  
Qualified in Orange County  
Commission Expires September 30, 1990

STATE OF NEW YORK, COUNTY OF

**SS:**

On the            day of            19    , before me  
personally came

to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the  
of

\_\_\_\_\_, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF

53

On the 11th day of May, 1964, before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that \_\_\_\_\_ executed the same.

STATE OF NEW YORK, COUNTY OF

**SS:**

On the            day of            19            , before me  
personally came

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. .

that he, said subscribing witness, was present and saw

execute the same; and that he, said witness,  
at the same time subscribed his name as witness thereto.

# Bargain and Sale Deed

Without Covenant Against Grantor's Acts

Title No. \_\_\_\_\_

JOHN J. GARVEY

TO

JOHN J. GARVEY and  
EILEEN J. GARVEY, his wife

Standard Form of New York  
Board of Title Underwriters  
Distributed by

**TITLE USA** Insurance Corporation  
of New York

SECTION 55

BLOCK 1

LOT 84

COUNTY OR TOWN Town of New Windsor

Recorded At Request of

**TITLE USA** Insurance Corporation  
of New York

RETURN BY MAIL TO:

Bernard D. Brady, Esq.  
152 Main Street  
P.O. Box 12  
Goshen, NY

Zip No. 10924

USE OF RECORDING OFFICE

[01

ORG 08/21/90 02:30:43 30712 19.00

\*\*\*\*\* EDUCATION FUND: 5.00 \*\*\*\*\*  
DEED CONTROL NO: 58119 .00  
\*\*\*\*\* SERIAL NUMBER: 000492 \*\*\*\*\*



CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 21<sup>ST</sup> day of August, nineteen hundred and ninety

BETWEEN JOHN J. GARVEY, residing at  
RD 1, Box 156, Monroe, New York 10950

party of the first part, and JOHN J. GARVEY and EILEEN J. GARVEY, his wife  
residing at RD 1, Box 156, Monroe, New York 10950

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party for the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

\*\* SEE ATTACHED SCHEDULE "A" \*\*

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

  
JOHN J. GARVEY

### SCHEDULE "A"

ALL that certain piece or parcel of land situate in the Town of New Windsor, County of Orange, State of New York, being more accurately bounded and described as follows:

#### PARCEL "A"

BEGINNING at an iron pipe in the Easterly line of Twin Arch Road, said pipe being the Westerly most corner of lands N/F Fuchs, Liber 2192 Page 407, and runs thence along said Twin Arch Road, the following two courses and distances:

1. South 61°-07'-07" West 45.97' to an iron pipe;
2. North 37°-45'-13" West 100.00;

thence along lands N/F Congelosi, Liber 2057 Page 407, the following three (3) courses and distances;

1. North 80°-04'-12" East 63.37';
2. North 00°-45'-27" East 31.79';
3. South 73°-00'-00" East 383.00' to an iron pipe;

thence along said lands N/F Fuchs, the following two (2) courses and distances:

1. South 62°-00'-00" West 118.70' to an iron pipe;
2. North 73°-00'-00" West 233.00' to the point or place of beginning and containing 0.67 acres of land more or less.

#### PARCEL "B"

BEGINNING at a point along lands N/F Congelosi, Liber 2057 Page 407, said point being the Southerly most corner of lands N/F Martin, Liber 2220 Page 367 and runs thence along said lands N/F Martin and lands N/F Fuchs, Liber 2192 Page 407, North 77°-20'-00" East 463.00'; thence along said lands N/F Fuchs the following two (2) courses and distances:

1. South 88°-55'-00" East 150.00;
2. South 77°-20'-00" West 546.11';

thence along said lands N/F Congelosi, North 73°-00'-00" West 72.03' to the point or place of beginning and containing 0.41 acres of land more or less.

Together with an Easement for Ingress and Egress herein described as follows:

BEGINNING at a point in the Northerly line of Lands N/F Congelosi, Liber 2057, Page 407, said point being the Southerly most corner of lands N/F Martin, Liber 2220, Page 367, said point also being the point of beginning of Parcel "B", and runs thence along the Southerly line of Parcel "B", South 73°-00'-00" East 72.03'; thence through Lands N/F Congelosi, Liber 2057, Page 407, South 17°-00'-00" West 50.00'; thence along Lands N/F Garvey, Liber 3275, Page 110, and Liber 3296, Page 310, North 73°-00'-00" West 72.03'; thence through the lands N/F Congelosi, North 17°-00'-00" East 50.00', to the point or place of beginning, and containing 0.08 Acres of Land more or less.

Parcel "B" is a non-developable lot, and Parcels "A" and "B", are not to be Subdivided or separated from each other, without approval from the Town of New Windsor Planning Board.

Orig.  
JUL 17 1990

90-35

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~SANITARY IN-~~  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

lot line change  
The maps and plans for the ~~Site Approval~~

Subdivision \_\_\_\_\_ as submitted by

Daniel P. Yamosh for the building or subdivision of

John Garney and Comgelosi has been

reviewed by me and is approved ☒

disapproved ☐

If disapproved, please list reason \_\_\_\_\_

Does not involve disposal systems

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

Lynan R. Masten  
\_\_\_\_\_  
SANITARY SUPERINTENDENT

July 19, 1990  
\_\_\_\_\_  
DATE

✓  
C.C.H.E.

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 19 July 1990

SUBJECT: Garvey & Congelosi Lot Line Adjustment

PLANNING BOARD REFERENCE NUMBER: PB-90-35

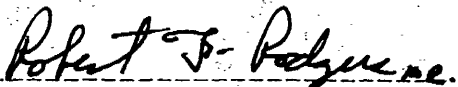
DATED: 17 July 1990

FIRE PREVENTION REFERENCE NUMBER: FPS-90-066

A review of the above referenced subject lot line adjustment was made on this date.

This lot line adjustment is acceptable.

PLANS DATED: 6 July 1990.

  
Robert F. Rodgers, CCA  
Fire Inspector

RR:mr  
Att.

Orig  
JUL 17 1960

90 - 35

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

Daniel P. Yanosh LS. for the building or subdivision of  
John J. Garvey - Edith - Anthony Cangelosi has been  
reviewed by me and is approved ✓

~~disapproved~~ \_\_\_\_\_ :

~~If disapproved, please list reason~~ \_\_\_\_\_

There is no town water in this area.

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

Steve Dido  
\_\_\_\_\_  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

CC: H.E.

90-35  
90-35 X

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

(This is a two-sided form)

Date Received \_\_\_\_\_  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \_\_\_\_\_

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,  
OR LOT LINE CHANGE APPROVAL

1. Name of Project LOT LINE CHANGE
2. Name of Applicant ANTHONY & EDITH CONGELDI Phone 914 782-6016  
JOHN J. GARVEY  
Address RD 7 Box 156 LAKE REGION BLVD. MONROE NY 10958  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record JOHN J. GARVEY Phone SAME  
Address SAME AS ABOVE  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan DANIEL P. YONASH<sup>LS.</sup> Phone 914 692-7676  
Address 30-32 INDUSTRIAL DR. MIDDLETOWN, N.Y. 10940  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney BERNARD BRADY Phone 914 294 6181  
Address 152 MAIN ST. P.O. BOX 12 GOSHEN NY 10924  
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting DAN JOHN J. GARVEY Phone 914 782-6016  
(Name) 567-0183
7. Location: On the EAST side of TWIN ARCH Rd.  
410 FT. feet EAST  
(Direction)  
of RT. 207  
(Street)
8. Acreage of Parcel 1 ACRE 9. Zoning District R-11
10. Tax Map Designation: Section 55 Block 1 Lot 8584
11. This application is for A LOT LINE CHANGE

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? NO

If so, list Case No. and Name

- | Section | Block  | Lot(s) |
|---------|--|--------|
| 13.     | List all contiguous holdings in the same ownership |        |

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

**OWNER'S ENDORSEMENT**

(Completion required ONLY if applicable)

COUNTY OF ORANGE

**SS. :**

STATE OF NEW YORK

\_\_\_\_\_ being duly sworn, deposes and says  
that he resides at \_\_\_\_\_  
in the County of \_\_\_\_\_ and State of \_\_\_\_\_  
and that he is (the owner in fee) of \_\_\_\_\_  
\_\_\_\_\_  
(Official Title)  
of the Corporation which is the Owner in fee of the premises  
described in the foregoing application and that he has authorized  
\_\_\_\_\_ to make the foregoing  
application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

15 day of July 1990

Linda M. Johnston

Notary Public  
LINDA M. JOHNSTON  
Notary Public, State of New York  
No. 4847170  
Qualified in Orange County  
Commission Expires March 30, 19—

ATTACHED HERETO ARE TRUE.

Edith A. Congelore  
(owner's signature)

(Applicant's Signature)

(Title)



PROJECT I.D. NUMBER

Appendix C

State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <b>JOHN J. GARVEY</b>	2. PROJECT NAME <b>LOT LINE CHANGE</b>
3. PROJECT LOCATION: Municipality <b>TOWN OF NEW WINDSOR</b> County <b>ORANGE</b>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <b>TWIN ARCH RD - OFF RT. 207 ABOUT 1/4 MILE</b>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <b>TO CHANGE LOT LINE TO <del>BE</del> HAVE ENOUGH ROAD FRONTAGE FOR TOWN SPECS.</b>	
7. AMOUNT OF LAND AFFECTED: Initially _____ acres    Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: <b>THEY ARE 1 FAMILY HOMES IN RESIDENTIAL AREA</b>	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE  Applicant/sponsor name: <b>JOHN J. GARVEY</b> Date: <b>7/16/90</b> Signature: <i>John J. Garvey</i>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

<b>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, coordinate the review process and use the FULL EAF.
<b>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.8?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	If No, a negative declaration may be superseded by another involved agency.
<b>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</b> <b>C1.</b> Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:     <b>C2.</b> Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:     <b>C3.</b> Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:     <b>C4.</b> A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:     <b>C5.</b> Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:     <b>C6.</b> Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:     <b>C7.</b> Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:     	
<b>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No    If Yes, explain briefly     	

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from responsible officer)

\_\_\_\_\_  
Date

PROXY STATEMENT  
for submittal to the  
TOWN OF NEW WINDSOR PLANNING BOARD

ANTHONEY + EDITH CONGELASI, deposes and says that he  
resides at P.O. Box 54 Twin Arch Rd. Rock Tavern, N.Y. 12575  
(Owner's Address)

in the County of ORANGE  
and State of NEW YORK  
and that he is the owner in fee of \_\_\_\_\_

which is the premises described in the foregoing application and  
that he has authorized JOHN J. GARVEY  
to make the foregoing application as described therein.

Date: 7/15/90

X Anthony Congelasi Edith Congelasi  
(Owner's Signature)

John J. Garvey  
(Witness Signature)

TOWN OF NEW WINDSOR PLANNING BOARD

MINOR SUBDIVISION CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. ☒ Environmental Assessment Statement
- \*2. ☒ Proxy Statement
3. ☒ Application Fees
4. ☒ Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. ☒ Name and address of Applicant.
- \*2. ☒ Name and address of Owner.
3. ☒ Subdivision name and location.
4. ☒ Tax Map Data (Section-Block-Lot).
5. ☒ Location Map at a scale of 1" = 2,000 ft.
6. ☐ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. ☒ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ☒ Date of plat preparation and/or date of any plat revisions.
9. ☒ Scale the plat is drawn to and North Arrow.
10. ☐ Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. ☒ Surveyor's certification.
12. ☒ Surveyor's seal and signature.

\*If applicable.

13.        Name of adjoining owners.
14.        Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- \*15. M/A Flood land boundaries.
16.        A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17.        Final metes and bounds.
18.        Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19.        Include existing or proposed easements.
20.        Right-of-Way widths.
21. M/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22.        Lot area (in square feet for each lot less than 2 acres).
23.        Number the lots including residual lot.
24. M/A Show any existing waterways.
- \*25. M/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26.        Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. M/A Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28.        Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

\*If applicable.

29. \_\_\_\_\_ Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. \_\_\_\_\_ Provide "septic" system design notes as required by the Town of New Windsor.
31. \_\_\_\_\_ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. \_\_\_\_\_ Indicate percentage and direction of grade.
33. N/A \_\_\_\_\_ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. \_\_\_\_\_ Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. N/A \_\_\_\_\_ Indicate location of street or area lighting (if required).

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: [Signature]  
Licensed Professional

Date: 7/16/90



# **ZONING REGULATIONS**

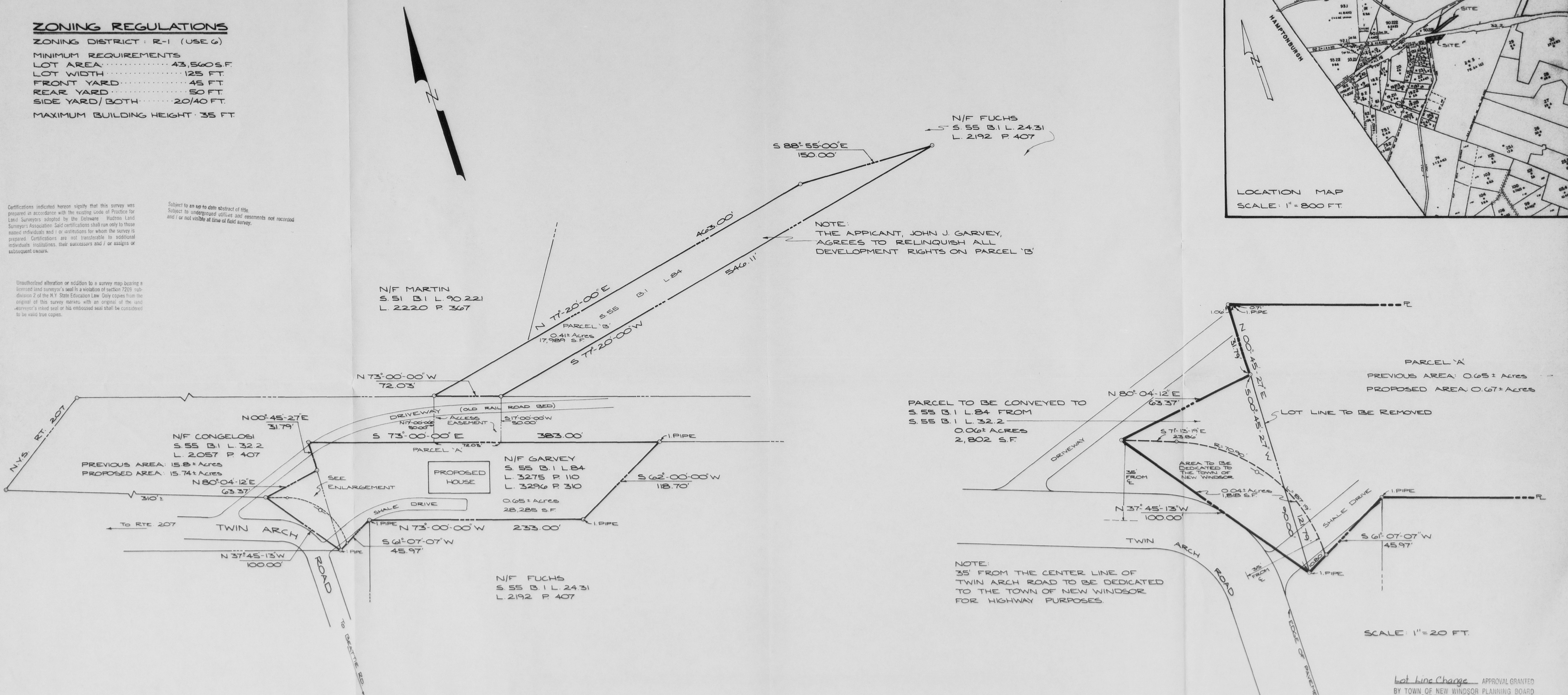
ZONING DISTRICT: R-1 (USE G)

MINIMUM REQUIREMENTS  
 LOT AREA: 43,560 S.F.  
 LOT WIDTH: 125 FT.  
 FRONT YARD: 45 FT.  
 REAR YARD: 50 FT.  
 SIDE YARD/BOTH: 20/40 FT.  
 MAXIMUM BUILDING HEIGHT: 35 FT.

Certifications indicated herein signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveyors adopted by the Delaware Hudson Land Surveyors' Association. Said certifications shall run only to those named individuals and / or institutions for whom the survey is prepared. Certifications are not transferable to additional individuals, institutions, their successors and / or assigns or subsequent owners.

Subject to an up to date abstract of title.  
 Subject to underground utilities and easements not recorded and / or not visible at time of field survey.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209 sub-division 2 of the N.Y. State Education Law. Only copies from the original of this survey map with an original of the land surveyor's ink seal or his embossed seal shall be considered to be valid true copies.



SCALE: 1" = 50 FT.

JULY 6, 1990  
 CERTIFIED TO:  
 JOHN J. GARVEY,  
 EDITH I. & ANTHONY CONGELOSI,  
 THE TOWN OF NEW WINDSOR,

TO BE A TRUE SURVEY PERFORMED IN THE FIELD ON JULY 5, 1990 AND THAT IT IS TO THE BEST OF MY KNOWLEDGE AND BELIEF CORRECT.

DANIEL P. YANOSH L.S.  
 N.Y.S. LIC. # 49561

TAX MAP DESIGNATION  
 SECTION 55 BLOCK 1 LOT 84

DEED REFERENCE  
 LIBER 3275 PAGE 110  
 LIBER 3296 PAGE 310

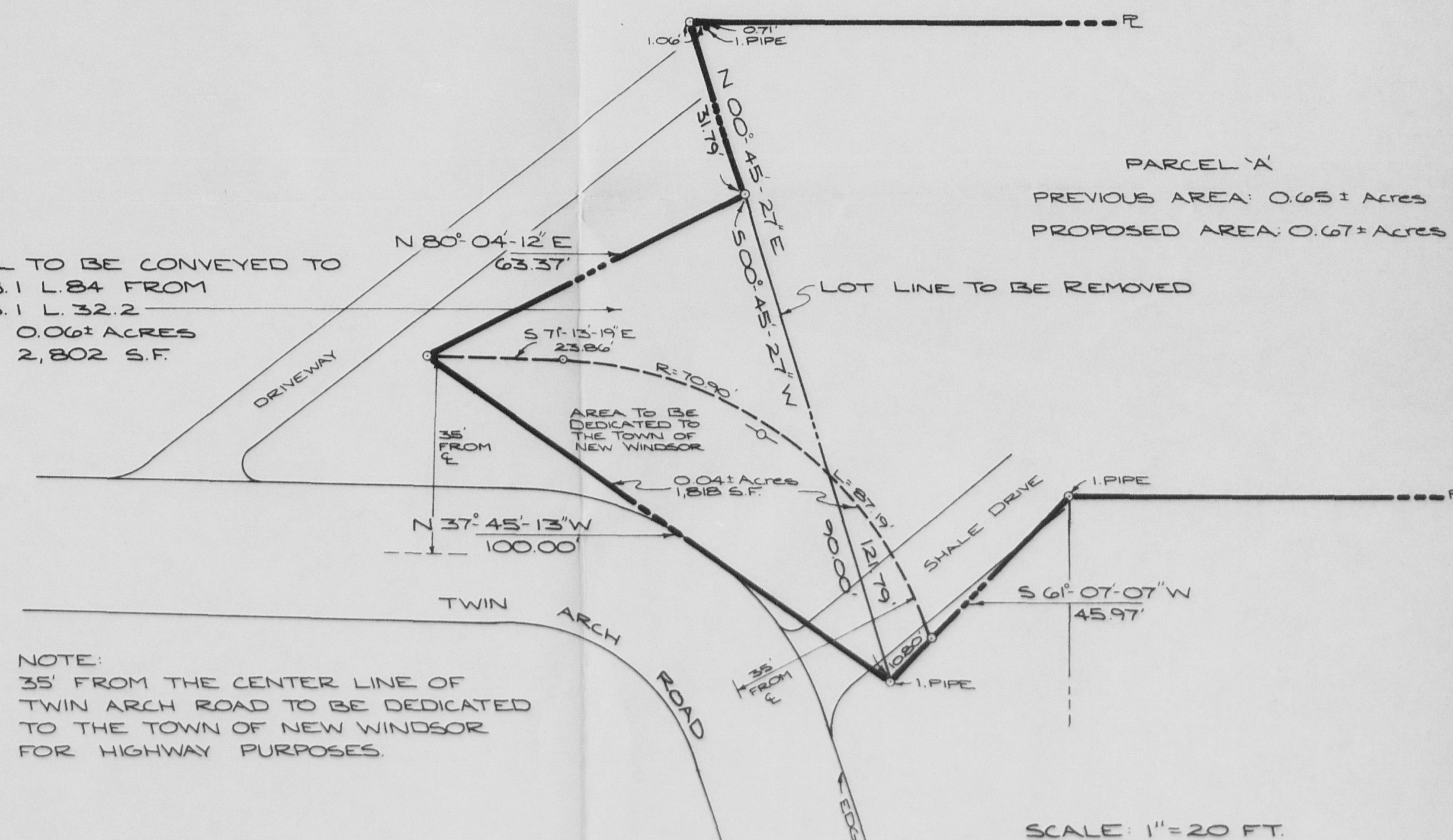
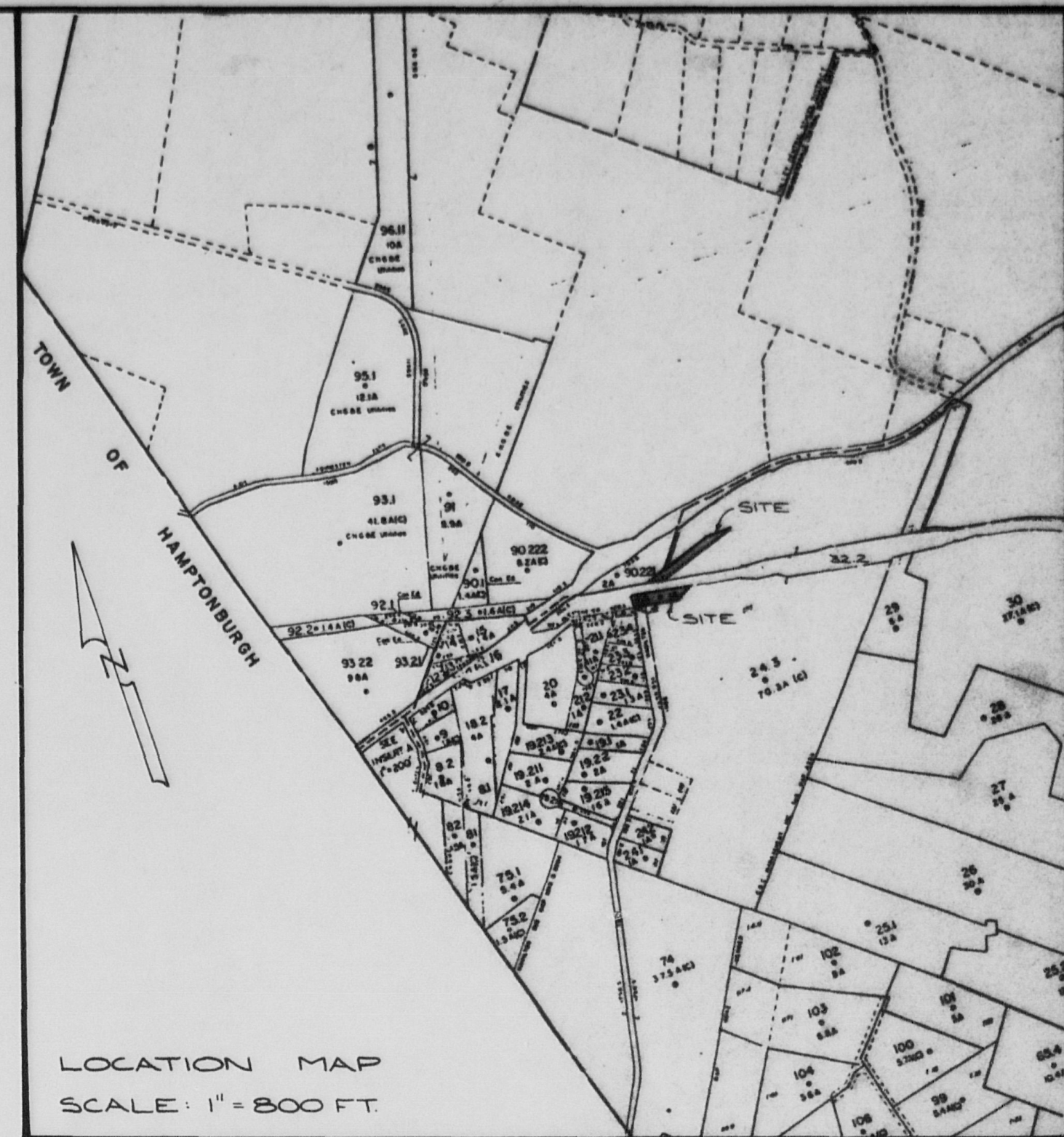
RECORD OWNER  
 JOHN J. GARVEY  
 R.D. #7 BOX 156  
 LAKE REGION BLVD.  
 MONROE, NEW YORK  
 10950

TAX MAP DESIGNATION  
 SECTION 55 BLOCK 1 LOT 32.2

DEED REFERENCE  
 LIBER 2057 PAGE 407

RECORD OWNER  
 EDITH I. & ANTHONY CONGELOSI  
 P.O. BOX 54  
 ROCK TAVERN, NEW YORK  
 12575

THE PROPERTY OWNERS OF THE PROPOSED LOT LINE ADJUSTMENT HAVE REVIEWED THIS PLAN AND ARE IN CONFORMANCE WITH THE INFORMATION AND PROPOSALS SHOWN HEREON.



SCALE: 1" = 20 FT.

Lot Line Change APPROVAL GRANTED  
 BY TOWN OF NEW WINDSOR PLANNING BOARD  
 ON SEP 28 1990  
 BY Daniel McCarville  
 Daniel McCarville,  
 Secretary

REV. AUGUST 9, 1990

DANIEL P. YANOSH L.S.  
 30-32 INDUSTRIAL DRIVE  
 MIDDLETOWN, NEW YORK 10940

PHONE #:  
 (914) 692-7676

## **LOT LINE ADJUSTMENT**

FOR:  
 JOHN J. GARVEY AND  
 EDITH I. & ANTHONY CONGELOSI  
 TOWN OF NEW WINDSOR  
 ORANGE COUNTY, NEW YORK

DRAWN BY: MH CHECKED BY: DRY SCALE: AS NOTED DATE: JULY 6, 1990 JOB #: 90-144